

Exhibit K

**GSA Form 12000
FIRE PROTECTION AND LIFE SAFETY
EVALUATION FOR A LOW-RISE OFFICE BUILDING**

**CRYSTAL GATEWAY NORTH
201 12TH STREET
ARLINGTON, VA 22202**

AFPE #VORNS-023

prepared for:

**VORNADO/CHARLES E. SMITH
2345 CRYSTAL DRIVE
ARLINGTON, VA 22202**

prepared by:



**14401 Sweitzer Lane
Suite 40
Laurel, MD 20707**

**Date of survey and findings - August 13, 2012
Updated status of findings - April 3, 2014**

PRELEASE

FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING

The prelease form contains two parts that must be completed depending on which floor the proposed offered space is located within a building. Part A must be completed when an offered space is located below the 6th floor of a building. Part A shall be completed by the Offeror or their authorized representative. Part B must be completed when an offered space is located on or above the 6th floor of a building. Part B shall be completed by a professional engineer. The Fundamental Code Requirements apply to Part A and Part B.

Fundamental Code Requirements

- a. The offered building shall be evaluated for compliance with the most recent edition of the building and fire code adopted by the jurisdiction in which the building is located; with the exception that the technical egress requirements of the building shall be evaluated based on the egress requirements of the most recent edition of the National Fire Protection Association (NFPA) 101, *Life Safety Code*. (Note: a building with a Certificate of Occupancy indicating that a building fully complies with the International Building Code shall be deemed to comply with this requirement.) All areas that do not meet the above stated criteria shall be identified as to the extent that they do comply.
- b. A fire escape located on the floor(s) where the offered space is located shall not be counted as an approved exit stair.
- c. An interlocking or scissor stair located on the floor(s) where the offered space is located shall only count as one exit stair.
- d. The number of floors used to determine when Part A or Part B is applicable is based on counting the number of floors starting from the street floor.

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PART A

The Offeror or their representative shall complete Part A. Part A consists of a series of short answer and yes/no/not applicable questions related to general building information and fire protection and life safety systems. Upon completion of Part A, the Offeror must sign and date the "Offeror's Statement". Part A is applicable to offered space located below the 6th floor of the building.

I. BUILDING ADDRESS

Building Name: Crystal Gateway North
 Building Address: 201 12th Street
 City: Arlington
 State: VA
 9-Digit Zip Code: 22202

II. GENERAL BUILDING INFORMATION

a. Identify each floor on which space is offered and the square footage of space on each floor offered to Government:

Floor		4th	5th	6th	7th	
Sq. Ft. Per Floor		36,628	34,658	2,714	20,309	

b. Identify the total number of floors in the building starting at the street floor: 9

c. Identify the total number of floors in the building below the street floor: 4

d. Identify which floor(s) in the building permit reentry from the exit stair enclosure to the interior of the building: All

III. OTHER USES IN BUILDING (Check All That Apply)

☐ Restaurants ☐ Laboratories ☐ Storage ☐ Retail ☒ Parking Garage ☐ Other (list)

IV. AUTOMATIC FIRE SPRINKLER SYSTEM

Please Check YES, NO, or N/A to the following questions:	YES	NO	N/A
a. Is an automatic fire sprinkler system installed throughout the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. If automatic fire sprinklers are installed within the building, is the automatic fire sprinkler system maintained in accordance with the applicable local codes or NFPA 25, <i>Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V. FIRE ALARM SYSTEM

Please Check YES, NO, N/A to the following questions:	YES	NO	N/A
a. Is a fire alarm system installed in the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is an emergency voice/alarm communication system installed in the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. If a fire alarm system is installed in the building, are audible devices (e.g., horns, bells, speakers, etc.) installed on the floor in which the offered space is located in the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. If a fire alarm system is installed in the building, are strobe devices installed on the floor in which the offered space is located in the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. If a fire alarm system is installed in the building, is the fire alarm system over 25 years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If a fire alarm system is installed in the building, does the operation of the fire alarm system automatically notify the local fire department, remote station, or UL listed central station?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. If a fire alarm system is installed in the building, is the fire alarm system maintained in accordance with the applicable local codes or NFPA 72, <i>National Fire Alarm and Signaling Code</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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VI. EXIT SIGNS & EMERGENCY LIGHTING

Please Check YES, NO, or N/A to the following questions:	YES	NO	N/A
a. Are exit signs installed in the paths of egress travel to the exit stairs or exits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is emergency lighting installed in the paths of egress travel to the exit stairs or exits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. If an emergency lighting system is installed in the building, is the emergency lighting system arranged to provide illumination automatically in the event of any interruption of the building's normal lighting system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. ELEVATORS

Please Check YES, NO, or N/A to the following questions:	YES	NO	N/A
Are elevators installed in the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If elevators are installed in the building, are the elevator cars equipped with a telephone or another two-way communication system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If elevators are installed in the building, are the elevators recalled by smoke detectors located in the elevator lobbies and elevator machine rooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. ADDITIONAL INFORMATION

OFFEROR'S STATEMENT

I hereby attest that the above information is complete and accurate to the best of my knowledge.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Name of Firm: _____

Offeror's Signature Block on Page 8

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PART B

The Offeror's professional engineer shall complete Part B when an offered space is located on the 6th floor or higher of a building. Part B consists of a detailed narrative report based on an evaluation of the entire building that also includes the review of the preventive maintenance records of the building's fire alarm system and automatic fire sprinkler system. The fire protection engineer shall prepare a detailed narrative report. The detailed narrative report shall address at a minimum the items noted below as they apply to the offered space in the building, with specific attention to fire safety conditions that affect the floor(s) where the offered space to the Government is located, including those floors located below the offered space. In addition, the detailed narrative report shall include all deficiencies that do not meet the specified criteria (see Fundamental Code Requirements), the associated code reference(s), as well as any recommended corrective action(s).

NOTES:

- a. *The professional engineer must be licensed as a fire protection engineer in the same State in which the subject building is located unless the subject State does not formally recognize fire protection engineering. In such cases, GSA will accept the services of any professional engineer in the subject State provided the professional engineer is also recognized as a fire protection engineer in any other U.S. State or Territory.*
- b. *Upon completion of Part B, the Offeror's fire protection engineer must sign and date the "Fire Protection Engineer Statement."*
- c. *Upon completion of Part B, the Offeror must sign and date the "Offeror's Statement of Correction."*
- d. *The accepted GSA Form 12000, Part B is valid for a time period of 5 years from the noted date on the completed and accepted Part B. This acceptance is conditional in that no major modifications or construction has occurred associated with the building.*

The detailed narrative report shall address at a minimum the items noted below as they apply to the offered space in the building.

1. **General Information.**
 - a. Identify all current citations or violations noted by the local jurisdiction regarding the building.
 - b. Provide digital pictures of the building. Include exterior views showing the front of the building and all sides of the building.
 - c. Identify the number of floors in the building (above and below grade)
 - d. Identify the approximate gross square footage per floor in the building.
 - e. Identify the gross square footage and associated floor of offered space proposed to the Government to occupy.
 - f. Identify by location and describe hazardous/significant fuel load areas (greater than normal for the type of occupancy).
 - g. Identify and describe potential fire ignition sources in hazardous/significant fuel load areas in the building.
2. **Occupancy Classifications.**
 - a. Identify all the different types of occupancies and particular uses on each floor of the subject building. For example, include retail, restaurants, mechanical equipment areas, storage areas, inside parking areas, etc.
3. **Building Construction.**
 - a. Identify the building construction type.
4. **Vertical Openings.**
 - a. Identify by location and describe the enclosure of vertical openings through floors, such as stairways, atriums, hoistways for elevators, escalators, and shafts.
 - b. Identify any deficiencies in the rated vertical enclosures that affect the integrity of the enclosure.
5. **Means of Egress.**
 - a. Identify the number of enclosed exit stairs on each floor of the building.

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- b. For each exit stair, describe:
 - i. The clear width of each stair tread and location of measurement.
 - ii. The egress capacity of each exit stair.
 - iii. The location of where each exit stair discharges.
 - iv. Identify and describe the operation and application of the exit stair re-entry provisions to the interior of the building, if provided.
 - v. Any penetrations into and openings through each exit stair enclosure assembly.
 - vi. Any headroom obstruction within each exit stair enclosure.
 - vii. If any exit stair has been compromised in such a way to have the potential to interfere with its use as an exit; and
 - viii. The exit stair remoteness arrangement.
 - ix. Identify and describe if all exit stair doors are self-closing and self-latching.
 - c. Identify and describe all exit doors that do not swing in the direction of exit travel.
 - d. Identify and describe if all fire doors are in proper working order. Provide location of noted fire door and purpose.
 - e. Identify by floor and describe any concerns regarding the exit access system (i.e., corridor or open plan office concept), as it applies to the proposed offered space.
 - f. Identify by location and describe any concern regarding the exit signage within the building.
 - g. Describe the building's emergency lighting system.
 - h. Identify and describe if emergency power is provided within the building.
 - i. If emergency power for life safety systems is provided by generator(s) or UPS systems describe if they are tested and maintained in accordance with NFPA 110, Standard for Emergency and Standby Power Systems or NFPA 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems as applicable. If not complying with the applicable NFPA Standards; identify and evaluate the procedures being used.
6. Automatic Fire Suppression Systems.
- a. Identify and describe if the building is protected or not protected throughout by an automatic fire sprinkler system. If the building is not protected throughout by an automatic fire sprinkler system, identify those areas of the building where partial fire sprinkler protection is provided.
 - b. Identify and describe the different types of automatic fire sprinkler systems (e.g., dry, wet, pre-action, etc.) that are installed within the building and their respective locations.
 - c. Identify and describe any other fire suppression systems installed within the building.
 - d. Identify and describe the types of standpipes installed in the building.
 - e. If automatic fire sprinkler systems are installed in the building, describe if they are tested and maintained in accordance with the applicable local codes or NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. If not complying with the applicable NFPA Standards; identify and evaluate the procedures being used. If not complying with the applicable NFPA Standard; identify and evaluate the procedures being used.
7. Fire Alarm System.
- a. Identify and describe the fire alarm system, as a minimum, the date of installation, type, manufacturer and model, and components such as manual pull stations, etc.
 - b. Describe if the fire alarm system is connected to a U.L. listed Central Station, Remote Station, or to the local fire department.
 - c. Describe in detail the operation of the fire alarm system, including if it has emergency voice/alarm communication capabilities.
 - d. Describe in if the fire alarm system is tested and maintained in accordance with NFPA 72, National Fire Alarm and Signaling Code. If not complying with the applicable NFPA Standard; identify and evaluate the procedures being used.
8. Elevators.
- a. Verify the elevators have a current certificate (date of inspection) of elevator inspection from the local jurisdiction.

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- b. Identify and describe the emergency recall operation features of the elevators. Describe all differences with the requirements of ASME/A17.1, Safety Code for Elevators and Escalators, Phase I Emergency Recall Operation requirements.
- c. Identify and describe the emergency in car operation features of the elevators. Describe all differences with the requirements of ASME/A17.1, Safety Code for Elevators and Escalators, Phase II Emergency In-Car Operation requirements.
- d. Identify and describe if the elevators are equipped with telephones or other two-way emergency signaling systems connected to an emergency communication location staffed 24 hours per day, 7 days per week.

STATEMENT OF FIRE PROTECTION ENGINEER

I hereby attest that I have performed a full assessment of the subject premises; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page. My official seal, professional license information, and signature are affixed below.

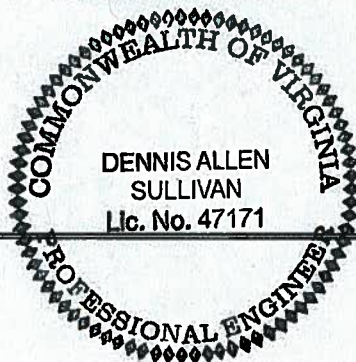
I have included findings, recommended corrective action(s), and made specific references to the applicable code sections as an attachment to this report. Such findings specifically identify instances where the building does not comply with the specified criteria, and recommendations have been made in order to rectify the situation and assure substantial compliance of the building to all applicable criteria.

(If no deficiencies were identified, during the evaluation, please explicitly state so in the findings and recommendations portion of the report.)

Signature: _____

Date: Apr 3 2014Printed Name: Dennis A. SullivanName of Firm: Applied Fire Protection Engineering, IncPhone #: (301) 595-5558License Number: VA 47171

Stamp Here:



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FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING

OFFEROR'S STATEMENT OF CORRECTION

In the event any of the offered space does not meet the above criteria, the Offeror shall attest below that all work required to bring the offered space into full compliance with all applicable criteria will be completed at the Offeror's sole cost and expense prior to the Government's acceptance of the offered space under the terms of any prospective lease agreement.

NOTE: REPORTS SUBMITTED WITHOUT THE FPE'S FINDINGS, RECOMMENDED CORRECTIVE ACTIONS AND CODE REFERENCES WILL BE RETURNED WITHOUT REVIEW BY THE GSA REGIONAL FIRE PROTECTION ENGINEERING OFFICE.

Signature: (b) (6) Date: April 3, 2014
Printed Name: Gregory R. Redding
Title: Vice President and Legal Counsel
Name of Firm: Vornado/Charles E. Smith

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FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING
FINDINGS AND RECOMMENDATIONS

Provide a list of all findings and recommendations for the building. Include a code reference for each finding. If there are no findings for the building indicate NONE on this sheet. Add additional sheets as necessary.

The findings of the August 23, 2012 inspection as noted below were re-inspected and the status updated on April 3, 2014. Prior findings that have been corrected are not shown.

1. Finding: Barrier to prevent passage past the level of exit discharge is missing.

Recommendations: Repair or replace stair barrier

April 3, 2014: Material on order, work scheduled for April 2014

Code reference: IBC 712.0

2. Finding: Fire Doors were observed to have missing, broken or improper hardware in the following locations;
a. Cross corridor doors on G1 level

Recommendations: Doors are blocked open, closers inoperative. Repair or replace hardware as required, provide magnetic hold opens on doors if doors must be maintained open.

April 3, 2014: Material on order, work scheduled for April 2014

Code reference: IBC 1008

3. Finding: Dry pendant sprinklers heads are in excess of 10 years old and have not been tested as required by NFPA 25

Recommendations: Test and/or replace dry pendant sprinklers heads as required by NFPA 25.

April 3, 2014: Material on order, work scheduled for April 2014

Code reference: NFPA 25

4. Finding: Fire Pump related repairs required as noted on Fire Pump test report.

Recommendations: Complete all repairs identified.

Code Reference: NFPA 25

April 3, 2014: Pump on order. The team anticipates completion by May 31, 2014.

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SUPPORTING DATA

1. GENERAL INFORMATION

- a. Identify and citations or violations noted by the local jurisdiction regarding the building
 - i. Attachment 1 - VIOLATION NOTICES
- b. Provide digital pictures of the building. Include exterior views showing the front of the building and all sides of the building.
 - i. See Photos 1 – 4
- c. Identify the numbers of floors in the building (above and below grade)
 - i. See Table 1 – Floor Area Tabulation
- d. Identify the approximate gross square footage per floor in the building
 - i. See Table 1 – Floor Area Tabulation
- e. Identify the proposed floor offered to the Government to Occupy
 - i. See Table 1 – Floor Area Tabulation
- f. Identify by location and describe hazardous/significant fuel load areas (Greater than normal for the type of occupancy)
 - i. See Table 1 – Floor Area Tabulation
- g. Identify and describe potential fire ignition sources in hazardous/significant fuel load areas in the building.
- i. See Table 1 – Floor Area Tabulation

RELEASE**FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING****2. OCCUPANCY CLASSIFICATIONS**

- a. Identify all the different types of occupancies on each floor of the subject building. Include mechanical equipment areas, storage areas, basement(s), etc.

	Business	Retail	Assembly	Parking	Stair Shaft:	Mechanical Shaft:	Mechanical Room:	Elevator Shaft:	Elev. Mach Room:	Tele Room:	Corridors:	Elevator Lobby	Tenant Demising	Pump Room	Gen Room	Electric Room	Jan Closets	Restrooms
Penthouse					X	X	X	X	X			X			X			
Level 9	X				X	X		X		X	X	X	X			X	X	X
Level 8	X				X	X		X		X	X	X	X			X	X	X
Level 7	X				X	X		X		X	X	X	X			X	X	X
Level 6	X				X	X		X		X	X	X	X			X	X	X
Level 5	X				X	X		X		X	X	X	X			X	X	X
Level 4	X				X	X		X		X	X	X	X			X	X	X
Level 3	X				X	X		X		X	X	X	X			X	X	X
Level 2	X				X	X		X		X	X	X	X			X	X	X
Level 1 (Lobby)	X				X	X		X		X	X	X	X			X	X	X
G-1	X			X	X			X				X						
G-2	X			X	X			X				X		X				
G-3	X			X	X			X				X						
G-4	X			X	X			X	X			X						

RELEASE**FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING****3. BUILDING CONSTRUCTION**

- a. Identify and describe the type of construction for floors, walls, columns, and roof of the building
 b. NFPA 220 rating 2-2-2

Structural Element	Construction material	Hourly rating)
Floor:	Concrete	2
Column:	Concrete	2
Roof:	Concrete	2

4. VERTICAL OPENINGS

- c. Identify by location and describe the enclosure of vertical openings through floors, such as stairways, atriums, hoistways for elevators, escalators, and shafts.
 d. Identify and deficiencies in the rated vertical enclosures that affect the integrity of the enclosure.

	Enclosure Rating				Appropriate Fire Stop (See notes below)							
Stairs	<input type="checkbox"/> NA	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> (NR)	<input type="checkbox"/> (1)	<input checked="" type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input type="checkbox"/> (4)			
Mechanical Shafts	<input type="checkbox"/> NA	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> (NR)	<input type="checkbox"/> (1)	<input type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input checked="" type="checkbox"/> (4)			
Elevators	<input type="checkbox"/> NA	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> (NR)	<input type="checkbox"/> (1)	<input type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input checked="" type="checkbox"/> (4)			
Open Stairs	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input checked="" type="checkbox"/> (NR)	<input type="checkbox"/> (1)	<input type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input type="checkbox"/> (4)			
Atriums	<input type="checkbox"/> NA	<input type="checkbox"/> 0	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> (NR)	<input type="checkbox"/> (1)	<input type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input checked="" type="checkbox"/> (4)			
Escalators	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input checked="" type="checkbox"/> (NR)	<input type="checkbox"/> (1)	<input type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input type="checkbox"/> (4)			

NA = Not Applicable
 NON-S = Non Separated

0 = non rated separation
 1 = 1-hour fire separation

2 = 2-hour separation

(NR) = Fire stopping not required

(1) = Fire Stopping materials and methods appear appropriate

(2) = Fire Stopping materials present, details could not be determined from visual observations (see findings)

(3) = Fire Stopping not provided as required (see findings)

(4) = Could not be observed.

5. MEANS OF EGRESS

DESCRIBE THE BUILDING'S MEANS OF EGRESS					
Number of Exits Per Floor:			4 Exits		
Occupant load per floor (Typical)			408 Occupants		
Exit Capacity Per Floor (Typical)			58 Occupants (4 @ 145)		
Points of Discharge for Each Exit:			Stair A/D Corridor to exterior Stair B/C Lobby		
		Net Width (in)	Factor (in/occ)	Capacity	Cap. Available
Stair A/D	Door	36	0.2	180	
	Stair	43.5	0.3	145	145
Stair B/C	Door	36	0.2	180	
	Stair	43.5	0.3	145	145

	Stair A/B	Stair C/D	
The location of where each exit stair discharges.	Lobby	Exit Discharge Co	
Do locking stair doors have door lock release	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES	

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controls?	<input type="checkbox"/> See Findings	<input type="checkbox"/> See Findings	
Describe all penetrations into and openings through each exit stair enclosure assembly.	Misc electric and sprinkler	Misc electric and sprinkler	
Are there any headroom obstructions within each exit stair enclosure?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings	
Has any exit stair has been compromised in such a way to have the potential to interfere with its use as an exit?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings	
Are all exit stair doors self-closing and self-latching?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings	
Are all fire doors in proper working order?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings	
Do all exit doors swing in direction of exit travel	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings	
Describe exit arrangements	Public corridors on typical floors		
REMOVEDNESS OF EXITS			
Diagonal Dimension of Typ Floor (ft):	292		
Exit Door Separation (ft):	90	34 %	
How is Distance Measured:	Straight Line		
Exit Access Width (inches):	44		
EXIT DIMENSIONS			
Stair Width (inches):	44		
Tread Depth (inches):	10.5		
Riser Height (inches):	7.25		
HANDRAILS			
Presence:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA		
Stability:	Good		
Clear Width Between handrails	37		
Height Above Tread (inches):	32		
EXIT ARRANGEMENT			
Dead Ends per NFPA 101:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings <input type="checkbox"/> NA		
Stair door lock controls provided	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings <input type="checkbox"/> NA		
Common Paths of Travel per NFPA 101:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> See Findings <input type="checkbox"/> NA		
Penetrations of Exits and Enclosures Not Related to the Function of the Exit:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings <input type="checkbox"/> NA		
Exit Stairway Pressurization:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA		
Has any exit stair has been compromised in such a way to have the potential to interfere with its use as an exit?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings <input type="checkbox"/> NA		
Are there any headroom obstructions within the exit stair enclosures?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> See Findings <input type="checkbox"/> NA		
DESCRIBE EXIT SIGNS			
Type:	Internally Illuminated		
Location:	Exits, exit corridors, tenant spaces		
Secondary Power Source:	Diesel Generator		

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DESCRIBE EMERGENCY GENERATOR			
Power Source:	Diesel Generator		
Capacity:	600 KW		
Location:	Penthouse		
Connected Building Systems:			
Fire Pump:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NA
Stair Pressurization:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NA
Smoke Control:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NA
Emergency Lighting:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NA
Elevator:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NA
Fire Alarm:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NA

6. AUTOMATIC FIRE SUPPRESSION

Sprinkler Location:	<input checked="" type="checkbox"/> Throughout <input type="checkbox"/> See findings		
Wet systems protect	Throughout the heated portions of the building.		
Dry system protect	Throughout the unheated portions of the building.		
Other Fire Protection Systems			
Pre-action systems protect	N/A		
Clean agent systems protect	N/A		
Hood Extinguishing system protect	N/A		
Standpipe Systems			
Type of system	Automatic Wet		
Locations of risers	Stairs		
Size of risers (inches)	6		
Water Supply			
Water Supply Size (inches)	8	Single Feed	
Supply Static Pressure (PSI):	80		
Fire Pump Data -			
Is a fire pump provided?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no skip)		
UL Listed for Fire Service?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA		
Separate Controller for Jockey Pump?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA		
NFPA 20 Compliant?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA		
Nameplate:	500	GPM	90 PSI
Primary Power Supply:	Utility		
Secondary Power Supply:	Generator		
Manufacturer:	Peerless		

TESTING

Compliance to Testing and Maintenance Required by NFPA 25?	System tested in accordance with the requirements of NFPA as enforced by the local jurisdiction
--	---

7. FIRE ALARM

ALARM SYSTEM	
Type of Fire Alarm System:	
Manufacturer:	Pyrotronix/Siemens
Model No.:	System 3/MXLV
Year of Installation:	1985/2003
Main Panel Location:	Fire Control Room
Hardwired, Multiplex, etc:	Addressable
Operating voltage:	

RELEASE**FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING**

Central Station:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings
Public Telephone System:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings
Secondary Power Source:		
Battery:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings
Generator:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Manual Station Locations:		
Entry to Stairs:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Stair Discharge to Grade:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Tenant Discharge to Grade:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Smoke / Heat Detection		
	SMOKE DETECTION	HEAT DETECTION
Top of Stair Shaft:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Mechanical Shaft:		
Duct:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Plenum:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Mechanical Rooms:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Elevator Shaft:		
Top:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Bottom:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Elevator Mach Room:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Telephone Room:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Electric Room:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Jan Closets:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Restrooms:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Exit Access Corridors:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Exit Discharge Corridors:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Elevator Lobby:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Entry to Pressurized Stair	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Pump Room:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Gen Room:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Audible Alarm Devices:		
Bells/Horn:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Speakers:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Visual Alarm Devices:		
ADA Strobes:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Flashers:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Notification System:		
General Alarm:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Staged (Fire Floor, above, below):	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Type of Devices that Actuate Evacuation Alarm	All alarm initiating devices	
System Interface With:		
Elevators:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NA
Stair Pressure:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NA
Smoke Control:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NA
Electric Door Locks:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NA
AHU Shut Down:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NA
TESTING		
Compliance to Testing and Maintenance Required by NFPA 72:	System tested in accordance with the requirements of NFPA as enforced by the local jurisdiction	

RELEASE
FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING
8. ELEVATORS

ELEVATORS			
Current Certificate	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings	
Phase I Primary Recall:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings	
Phase I Alternate Recall:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings	
Phase II In Car Operation	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings	
Telephone or other 2-way communications	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> See Findings	
Shunt Trip:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> Not required

RELEASE
FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING

Attachment 1 - VIOLATION NOTICES

Arlington County Fire Marshalls Office identified several fire code violations during recent inspections of the building. Most violations have been corrected, the status of the remaining items is as noted herein. Once all violations have been corrected, the fire marshal will re-inspect to clear the violation notices.

(b) (5)

Exhibit K

RELEASE

FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING

(b) (7)(F)



PRELEASE
FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING

Table 1- FLOOR AREA TABULATION

	<u>FLOOR</u>	<u>HEIGHT</u> (ft)	<u>AREA</u> (sf)	<u>AVAILABLE TO</u> <u>GOVERNMENT</u>	<u>OCCUPANCY</u> <u>DESCRIPTION</u>	<u>HAZARDOUS</u> <u>USE</u>
				<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	9	121	40,882	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	MECHANICAL	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	8PH		40,882	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	7		40,882	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	6		40,882	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	5		40,882	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	4		40,882	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	3		40,882	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	2		39,338	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Grade (FD Access)	Level 1	0	40,874	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	G1		81,843	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	G2		83,742	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	G3		83,746	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	G4		84,336	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PRE-LEASE BUILDING SECURITY PLAN

OFFEROR'S PRE-LEASE BUILDING SECURITY PLAN
EVALUATION FOR AN OFFICE BUILDING

The Offeror must complete a report based on a walk through of the building, parking areas, and structure's perimeter that includes the review of windows or window systems, facade protection level, and perimeter evaluation.

The Offeror states, as part of this offer, that the proposed space/building is as described below and contains the identified features and devices. Should this exhibit not provide sufficient space to respond adequately to any question, additional pages should be attached.

BUILDING NAME:	Crystal Gateway North
BUILDING ADDRESS:	201 12 th Street
CITY:	Arlington
STATE:	Va
Year Built:	1986 Year Last Renovated: 1989
SIZE AND LAYOUT	
The following information applies to (check one):	
<input checked="" type="checkbox"/>	an existing building
<input type="checkbox"/>	a building planned for lease construction
Space offered to Government (By Floor):	See Tabulation
Approximate gross area of typical floor (identify atypical floors individually):	See tabulation
Building Height in Feet:	See tabulation below
Number of Stories Above Grade:	See tabulation below
Number of Stories Below Grade:	See tabulation below
OTHER OCCUPANCIES IN BUILDING (Check All That Apply)	
Restaurants:	<input type="checkbox"/>
Laboratories:	<input type="checkbox"/>
Storage:	<input checked="" type="checkbox"/> (Parking)
Retail:	<input type="checkbox"/>
Day Care Center:	<input type="checkbox"/>
Other, list:	Click here to enter text.

Exhibit L
PRE-LEASE BUILDING SECURITY PLAN

ADDENDUM NUMBER 4

FLOOR LEVEL TABULATION

	FLOOR	HEIGHT (ft – occupied floor level)	AREA (sf)	AVAIL TO GOVT		OCCUPANCY DESCRIPTION	HAZARDOUS USE	
				<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	PH			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	9	121	40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	8		40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	7		40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	6		40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	5		40,882	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	4		40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	3		40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	2		39,338	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Level 1	0	40,874	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	G1		81,843	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	CONCOURSE PARKING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	G2		83,742	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Grade (FD Access)	G3		83,746	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	G4		84,336	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	PARKING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	PH			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	9	121	40,882	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	OFFICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

Table 1 – FLOOR TABULATION

GENERAL INFORMATION

Provide digital pictures of the building. Include exterior views showing the front of the building and all sides of the building.

See Figure 1-4

Identify the number of stories of the building (above and below grade)

See tabulation above

Identify the approximate gross square footage per floor in the building.

See tabulation above

Identify the proposed floors offered to the Government to occupy

See tabulation above

Exterior Materials		Yes	No
Brick		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Concrete – Precast		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Concrete – Poured		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Metal Panels		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Glass Exterior		<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRE-LEASE BUILDING SECURITY PLAN

Answer each question below, then, identify and discuss measures to be taken to protect and secure utilities.

Question	Yes	No
Is the water supply to the building protected? Water service is through a underground meter vault on exterior of the building and enters building into a secure room.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the main unit of air/ventilation system accessible to the public? The outside air intake to the main building fresh air supply is located on the roof level and is not accessible to the public. Air intake for first floor is at grade Air intake for garage is at grade	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the wire closet locked? All electric rooms including transformer rooms, main switchgear room and electric closets located throughout the building are secured and not accessible to the public.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is utility access locked? All building utility rooms and spaces are locked and not accessible to the public.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there exterior access to the electric service? There is no public access to the electric services. Exterior access to electric service is available through Utility vaults.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there exterior access to the gas service? There is no gas service to the building.	N/A	N/A
Is there exterior access to the water service? There is no public access to the water service. Exterior access to the water service is available through the meter vault	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there exterior access to the telephone service? There is no public access to the telephone service. Exterior access to the telephone service is available via underground manholes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there exterior access to any other heating source? There are no other heating sources to the building.	N/A	N/A
Is fuel stored within the building? #2 fuel oil is stored in a fuel vault for operation of building generator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there exterior propane fuel tanks? There are no propane tanks servicing the building.	N/A	N/A
For the facilities with exterior propane fuel tanks, are they protected? Not Applicable	N/A	N/A

PRE-LEASE BUILDING SECURITY PLAN

PERIMETER INFORMATION

General Public Access	Distance in Feet
Distance in feet from the building to the nearest public street.	North: 25 ft East: N/A South: 52 ft West: 98 ft
Distance in feet from the building to the nearest public on-street parking.	North: 25 East: N/A South: 52 ft West: 98 ft
Distance in feet from the building to the nearest public parking lot.	North: No Adjacent parking East: No Adjacent parking South: No Adjacent parking West: No Adjacent parking

Provide a site sketch showing perimeter distances.

See Figure 5: SITE PLAN

Describe the building's emergency lighting system.

Building has interior emergency lighting system using normal light fixtures powered by on site emergency generator including lighting in corridors, elevator lobbies and stairs. Power is available for emergency lighting in tenant spaces.

Identify and describe the lighting levels provided at entrances/exits, garages, parking lots or other adjacent areas to the building to discourage "crimes against persons".

The exterior of the building is lit along all sidewalks, driveways and pedestrian ways using a combination of pole lighting and lights attached to the building.

Identify and describe if emergency power is provided within the building.

Emergency power to building is provided from an on-site emergency diesel generator. Emergency power services lighting, fire alarm, elevators, fire pump, and emergency fan systems.

If emergency power for life safety systems is provided by generator(s) or UPS systems describe if they are tested and maintained in accordance with NFPA 110 or NFPA 111, as applicable.

Generators are on a routine testing program including weekly and monthly operational checks by building staff, and quarterly and annual testing by a private contractor as required by NFPA 110.

Identify and describe any garage or parking area control or surveillance systems in place.

Parking within building is under the control of a parking management company. All occupants bringing vehicles into garage pass by parking attendant or must swipe badge

PRE-LEASE BUILDING SECURITY PLAN

Identify and describe the location of mechanical areas, along with protocol and procedures taken to secure these areas to ensure access by only authorized personnel.

Telephone, Mechanical and Electric rooms are located in the central core areas on each floor. Rooms are kept locked at all times. Penthouse mechanical areas as locked at all times. Only authorized personnel are provided keys. Owner maintains a key log of key assignments. Keys are not provided to contractors.

Identify and describe roof access and the roof security, along with protocol and procedures taken to secure the roof to ensure access by only authorized personnel.

There are no public areas on roof. Access to roof is through locked door from stair to roof top. Only authorized personnel are provided keys. Owner maintains a key log of key assignments. Keys are not provided to contractors.

Identify and describe alarm/emergency notification system.

The building has a voice style alarm system with ADA strobes. Manual pull stations are located at each exit stair, smoke detectors are provided in the telephone rooms, electric rooms, elevator lobby and in mechanical rooms. Sprinkler flow and tamper switches are located on each floor within stairs. Activation of an alarm device results in the activation of the voice and ADA strobes.

Review and evaluate the occupancy emergency plan.

The occupant emergency plan for the building is posted at a website available to all occupants. A tenant handbook brochure is given to all tenants which provides information about how to access the web site. The web site gives basic information for actions to take in the event of various emergencies including fire, bomb threat, flood, elevator and medical. The information provided is concise and easy to understand and addresses most emergencies. Non-emergency procedures do not include security related emergencies although a separate section for building security does provide this information. Overall the information provided and available to occupants is informative and adequate.

Exhibit L
PRE-LEASE BUILDING SECURITY PLAN

ADDENDUM NUMBER 4

Typical size	Varies
Thickness of panes	¼ interior lite, ¼ exterior lite
Type of frame	2 inch aluminum frame holds glass with 1-1./2 inch air space
Type of anchorage	Framing is bolted to structure; glazing is set in gasket that is clamped into frame.
Number of windows	~1500 panels total
Type of glass	Exterior = Laminate. Interior = tempered
Type of configuration (single-pane, insulated, laminated, etc.)	Parallel glass pane.
Security film thickness (if installed)	Not provided
Date film was installed	N/A

If the proposed shatter-resistant window film is less than the 0.18 millimeter (7 mil) thickness specified in the SFO, a licensed professional engineer shall complete the evaluation specified below. For Build-to-Suit Solicitations and Alternative Blast Mitigation Proposals

A registered Professional Engineer shall complete the evaluations for window glazing and facade protection. The Professional Engineer's stamp (professional license) must be placed on the report.

For Build-to-Suit solicitations, identify and describe window systems in accordance with WINGARD 4.1 or later or WINLAC 4.3 software using the test methods provided in the US General Services Administration *Standard Test Method for Glazing and Window Systems Subject to Dynamic Overpressure Loadings* or F1642-04 *Standard Test Method for Glazing and Glazing Systems Subject to Airblast Loadings* - ASTM International.

For Build-to-Suit solicitations, identify and describe the facade protection level as prescribed by WINGARD 4.1 or later or WINLAC 4.3 software.

For Build-to-Suit solicitations, identify and describe the distance from the face of the building's exterior to the protected/defended perimeter (i.e., any potential point of explosion), around the complete circumference of the structure's exterior. This would mean the distance from the building to the curb or other boundary protected by bollards, planters or other barrier. All potential points of explosion must be evaluated that could be accessible by any motorized vehicle (i.e. street, alley, sidewalk, driveway, parking lot).

PRE-LEASE BUILDING SECURITY PLAN**FINDINGS AND RECOMMENDATIONS**

Provide a list of all findings and recommendations for the building. If there are no findings for the building indicate NONE on this sheet. Add additional sheets as necessary

1. Findings: Blast film not provided on windows

Recommendations: Provide blast film on windows in accordance with GSA requirements

PRE-LEASE BUILDING SECURITY PLAN

STATEMENT OF PROFESSIONAL ENGINEER

I hereby attest that I have performed an assessment of the subject premises; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page. My official stamp, professional license information, and signature are affixed below.

I HAVE INCLUDED FINDINGS, RECOMMENDED CORRECTIVE ACTION(S), AND MADE SPECIFIC REFERENCES TO THE APPLICABLE CODE SECTIONS OR SECURITY REFERENCE DOCUMENTS AS AN ATTACHMENT TO THIS REPORT. SUCH FINDINGS SPECIFICALLY IDENTIFY INSTANCES WHERE THE BUILDING DOES NOT COMPLY WITH THE SPECIFIED CRITERIA, AND RECOMMENDATIONS HAVE BEEN MADE IN ORDER TO RECTIFY THE SITUATION AND ASSURE SUBSTANTIAL COMPLIANCE OF THE BUILDING TO ALL APPLICABLE CRITERIA.

(if no deficiencies were identified, during the evaluation, please explicitly state so in the findings and recommendations portion of the report)

Signature:

(b) (6)

Date:

July 21 2012

Printed Name:

Dennis A. Sullivan

Name of Firm:

Applied Fire Protection Engineering, Inc

Phone #:

301-595-5558

License Number:

015016

Stamp Here:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 15016, Expiration Date: 08-01-2012

PRE-LEASE BUILDING SECURITY PLAN

OFFEROR'S STATEMENT OF CORRECTION

~~In the event any of the offered space does not meet the minimum specified performance conditions '3b' using the test methods provided in the US General Services Administration Standard Test Method for Glazing and Window Systems Subject to Dynamic Overpressure Loadings or F1642-04 Standard Test Method for Glazing and Glazing Systems Subject to Airblast Loadings ASTM International, the Offeror shall attach a sheet describing the exact nature of the deficiency and will bring the offered space up to compliance with all applicable criteria to complete at the Offeror's sole cost and expense prior to the Government's acceptance of the offered space under the terms of any prospective lease agreement.~~

The Offeror shall attest below that the government, may implement all security operating standards. The base building security standards may include additional performance criteria for facade and setback, if feasible.

NOTE: REPORTS SUBMITTED WITHOUT RECOMMENDED CORRECTIVE ACTIONS WILL BE RETURNED WITHOUT REVIEW.

(b) (6)

Signature:

Date: April 1, 2014

Printed Name:

Gregory R. Redding

Title:

Vice President, Division Counsel

Name of Firm:

Vornado/Charles E. Smith

(b) (5)

Exhibit L

ADDENDUM NUMBER 4

PRE-LEASE BUILDING SECURITY PLAN

(b) (7)(F)

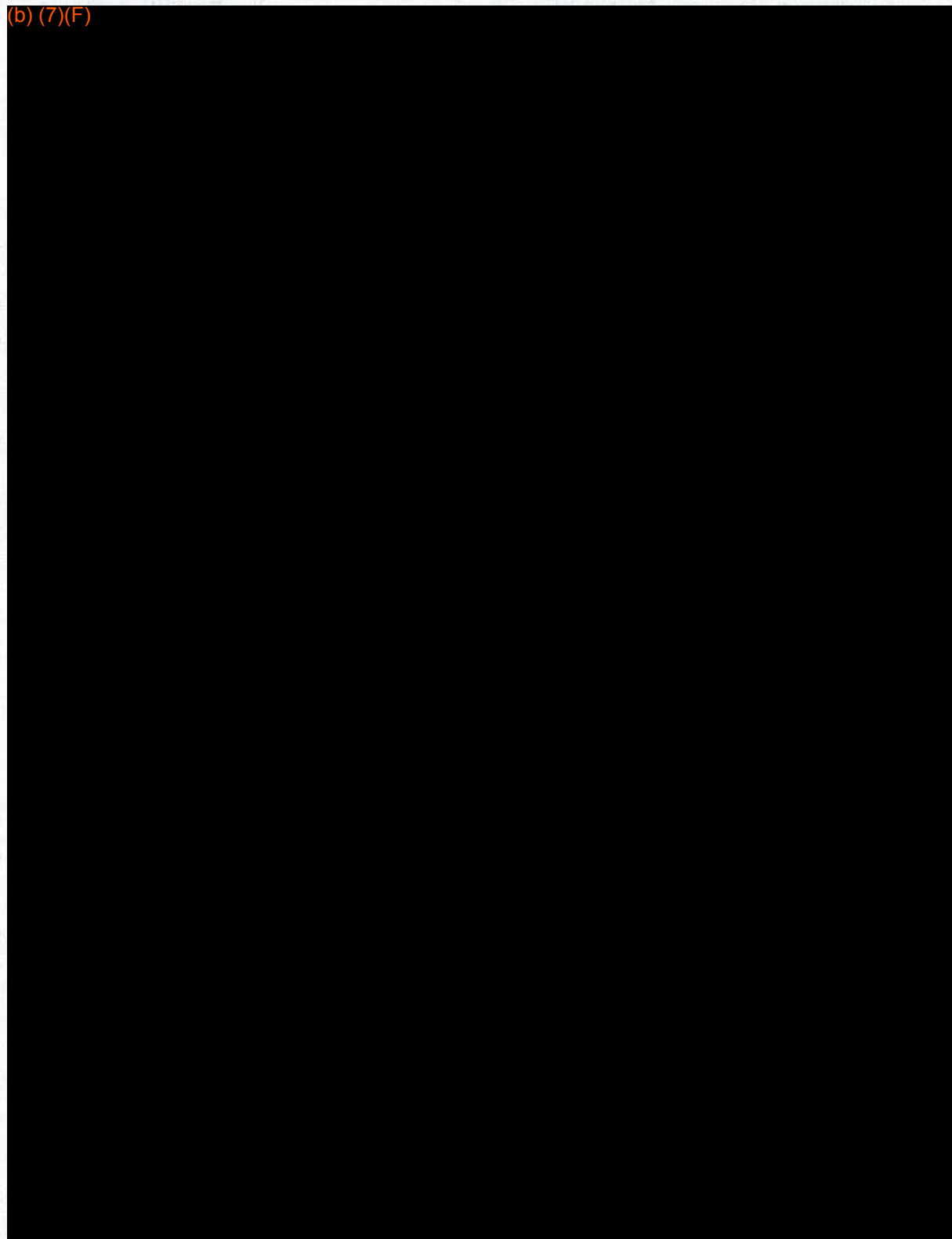


Figure 3: SOUTH FAÇADE

Figure 4: WEST FAÇADE

(b) (5)

PRE-LEASE BUILDING SECURITY PLAN

(b) (7)(F)

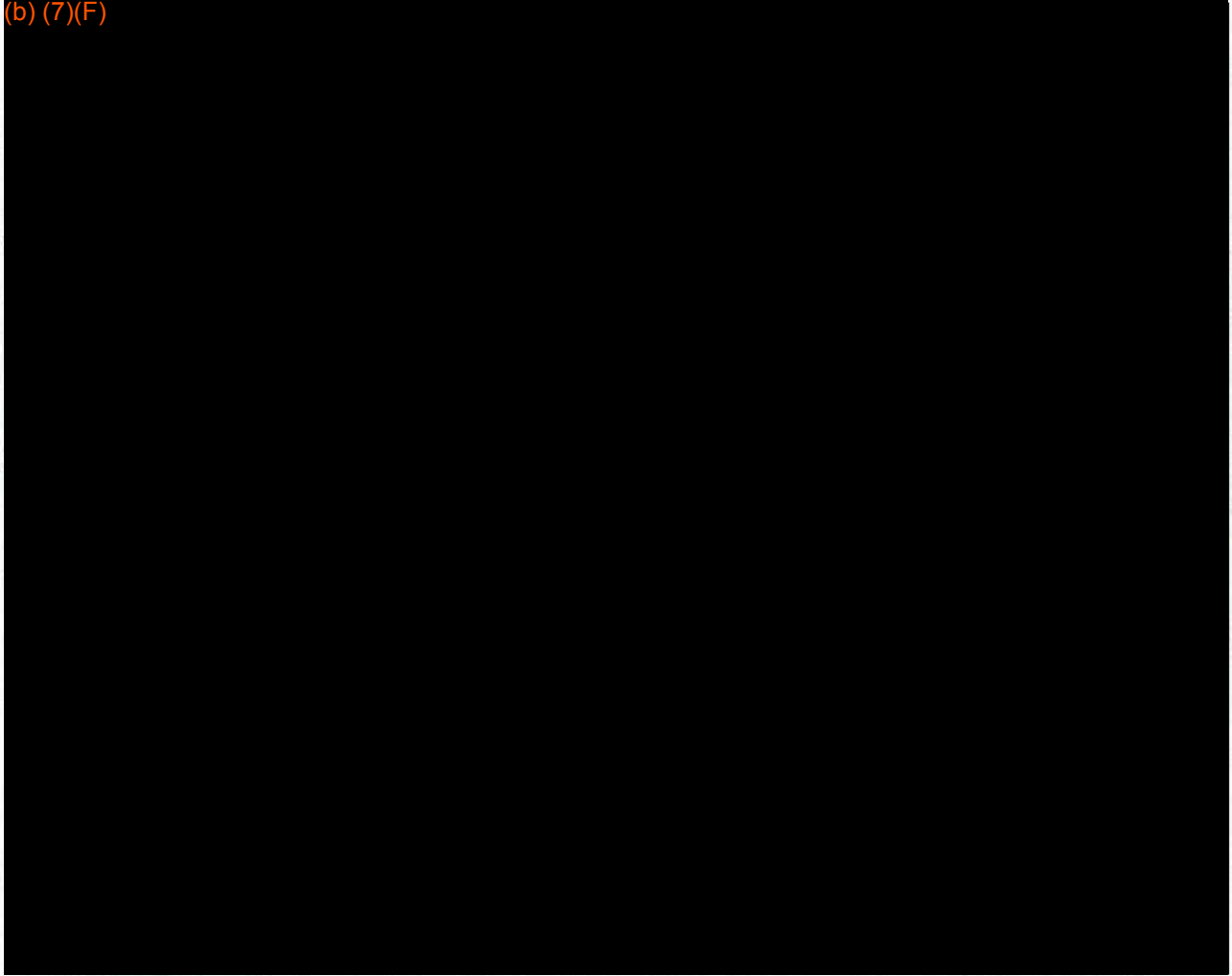


Figure 5: SITE PLAN

EXHIBIT M



GSA Public Buildings Service

UNIT PRICE LIST

Request for Lease Proposal No. 9VA2442

Date: 4/3/2014

Prices shall be quoted as fully installed, operational and finished.
The unit price includes all the cost of labor, material, general conditions costs, bond, Insurance, direct and Indirect overhead, markups of every tier, taxes and profit.

Item #	Description	Units	Unit Price During Construction	Unit Price for First year after Occupancy
PARTITIONS AND ACCESSORIES				
PA1	Wall type 1 - ceiling high GWB partition (min. 50 LF)	SF	\$4.00	\$5.00
PA2	Wall type 2 - bullet resistant slab to slab partition (min. 50 LF)	SF	\$33.50	\$40.00
PA3	Wall type 3 - secure slab to slab partition (with 10GA expanded metal mesh) (min. 50 LF)	SF	\$14.00	\$17.25
	etc...	SF		
	etc...	SF		
	etc...	SF		
		SF		
		EA		
		EA		
DOOR / FRAME / HARDWARE				
DFH 1	Door, 3'-0" Solid Wood Core, wood veneer with: 16GA knock down hollow metal frame, 3 Heavy duty - 5 knuckle - ball bearing hinges, mortised lockset	EA	\$1,300.00	\$1,300.00
DFH 2	Door, 4'-0" Solid Wood Core, wood veneer with: 16GA knock down hollow metal frame, 3 Heavy duty - 5 knuckle - ball bearing hinges, mortised lockset	EA	\$1,400.00	\$1,400.00
	etc.....			
	etc.....			
	etc.....			
		EA		
		EA		
		EA		
		EA		
		EA		
		EA		



UNIT PRICE LIST

Request for Lease Proposal No. 9VA2442

Date:

Prices shall be quoted as fully installed, operational and finished.
The unit price includes all the cost of labor, material, general conditions costs, bond, insurance, direct and indirect overhead, markups of every tier, taxes and profit.

Item #	Description	Units	Unit Price During Construction	Unit Price for First year after Occupancy
SPECIALTIES				
S1	Exterior window with factory applied integral blast resistant laminant and anti eavesdropping film *field Instal	EA	\$15.50	\$17.50
S2	Exterior window with factory applied integral blast resistant lamination only *field Installation	EA	\$9.50	\$11.50
S3	View Window: 1'-0" X 1'-0" (See detail 12.18)	EA	\$1,100.00	\$1,100.00
	etc....	EA		
	etc....	SF		
	etc....	SF		
		EA		
		EA		
		EA		
		LF		
		LF		
		LF		
		LF		
		EA		
FINISHES				
F1	Wallpaint (Including primer and application)	SF	\$0.42	\$0.55
F2	Wallcovering - standard	SF	\$2.50	\$3.25
F3	Wallcovering - upgraded	SF	\$3.25	\$4.00
F4	Broadloom carpet - standard	SF	\$3.60	\$4.25
F5	Broadloom carpet - upgraded	SF	\$4.70	\$5.60
	etc...	SF		
	etc...	SF		
	etc...	SF		
	etc...	SF		
	etc...	SF		
		LF		
		SF		
ELECTRICAL / TELEPHONE / DATA				
ETD 1	Installation of flush door access control backbox (Including conduit and pull string)	EA	\$60.00	\$350.00
ETD 2	Wall mounted duplex receptacle	EA	\$135.00	\$225.00
ETD 3	Wall mounted quad receptacle (Essential)	EA	\$165.00	\$275.00



UNIT PRICE LIST

Request for Lease Proposal No. 9VA2442

Date:

Prices shall be quoted as fully installed, operational and finished.
The unit price includes all the cost of labor, material, general conditions costs, bond, insurance, direct and indirect overhead, markups of every tier, taxes and profit.

Item #	Description	Units	Unit Price During Construction	Unit Price for First year after Occupancy
ETD 11	Conduit, EMT, above the ceiling, with pull string - 3/4" *	LF	\$8.50	\$10.50
ETD 12	Conduit, EMT, above the ceiling, with pull string - 1" *	LF	\$10.50	\$12.50
	etc... *min 150 LF			
	etc...			
	etc...			
MECHANICAL / PLUMBING				
MP1	Supplemental Air Conditioning Unit - 4 Ton, ceiling mounted	EA	\$28,000.00	\$35,000.00
MP2	Relocation or new sprinkler head connect to main	EA	\$475.00	\$850.00
MP3	Manbars in Ductwork	SF	\$55.00	\$75.00
	etc...			
	etc...			
GENERAL				
G1	Total cost of 35% expansion if ordered before ground breaking	LS		
	etc...			



May 1, 2014

**Amendment No. 1
To
Request For Lease Proposals (RLP) No. 9VA2442
GSA Form L201C**

The following paragraph(s) of the subject RLP have been amended as follows:

- 1) Paragraph 1.02 – **AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (SEP 2013)**

Amended as follows:

"A. The Government is seeking a minimum of approximately 67,500 to 74,250 American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Office Area (ABOA) square feet (SF)..."

- 2) The attached documents have been amended:

- a) Agency Physical Security Requirements
- b) Security Unit Price List

All respondents to this RLP shall acknowledge receipt of this Amendment No. 1 by signing in the space provided below. The acknowledged copy must be received by May 7, 2014 along with the Final Proposal Revision to the following location. Electronic submissions are acceptable:

Whitney Aaronson
JLL
1801 K Street, N.W.
Suite 1000
Washington, DC 20006
Whitney.Aaronson@am.jll.com

REF: RLP No. 9VA2442

RECEIPT OF AMENDMENT No. 1
IS HEREBY ACKNOWLEDGED:

(b) (6)

OFFEROR'S SIGNATURE:

Vornado/Charles E. Smith LP

Gregory R. Redding

OFFEROR'S PRINTED NAME:

June 30, 2014

DATE:

LESSOR

GOVT

EXHIBIT O

**Rider #1 to RLP 9VA2442
Lease No. GS-11B-LVA12641
Fire Protection & Life Safety**

The Lessor shall ensure and provide as necessary at the Lessor's expense, all Fire Safety improvements per this RLP to ensure that the building meets all local and national codes including NFPA 101. Any Improvements must be made prior to the Government's acceptance of space. Specifically, the following items must be corrected prior to Lease Commencement:

NO: | FIRE AND LIFE SAFETY REVIEW COMMENTS

The building at 201 12th Street was inspected on August 23, 2012 and re-inspected on April 3, 2014 by Dennis A. Sullivan of Applied Fire Protection Engineering, Inc. The following comments need to be addressed as a condition of the lease.

1. Finding: Barrier to prevent passage past the level of exit discharge is missing.
Recommendations: Repair or replace stair barrier
Code reference: IBC 712.0
2. Finding: Fire Doors were observed to have missing, broken or improper hardware in the following locations:
 - a. Cross corridor doors on G1 levelRecommendations: Doors are blocked open, closers inoperative. Repair or replace hardware as required, provide magnetic hold opens on doors if doors must be maintained open.
Code reference: IBC 1008
3. Finding: Dry pendant sprinklers heads are in excess of 10 years old and have not been tested as required by NFPA 25.
Recommendations: Test and/or replace dry pendant sprinklers heads as required by NFPA 25.
Code reference: NFPA 25
4. Finding: Fire Pump related repairs required as noted on Fire Pump test report.
Recommendations: Complete all repairs identified.
Code reference: NFPA 25

Prepared By: Adam K. Reis
Fire Protection Engineering Section
(202) 708-5992 FAX: (202) 708-6207

Nothing in this Rider #1 shall be deemed a waiver or release of any obligation of the Lessor pursuant to the Lease (including the RLP and attachments). In other words, the listing of or identification of specific items of work in this Rider #1 shall not be construed as a limitation on items of work for which the Lessor is responsible as may otherwise be required by the Lease (including the RLP and attachments).

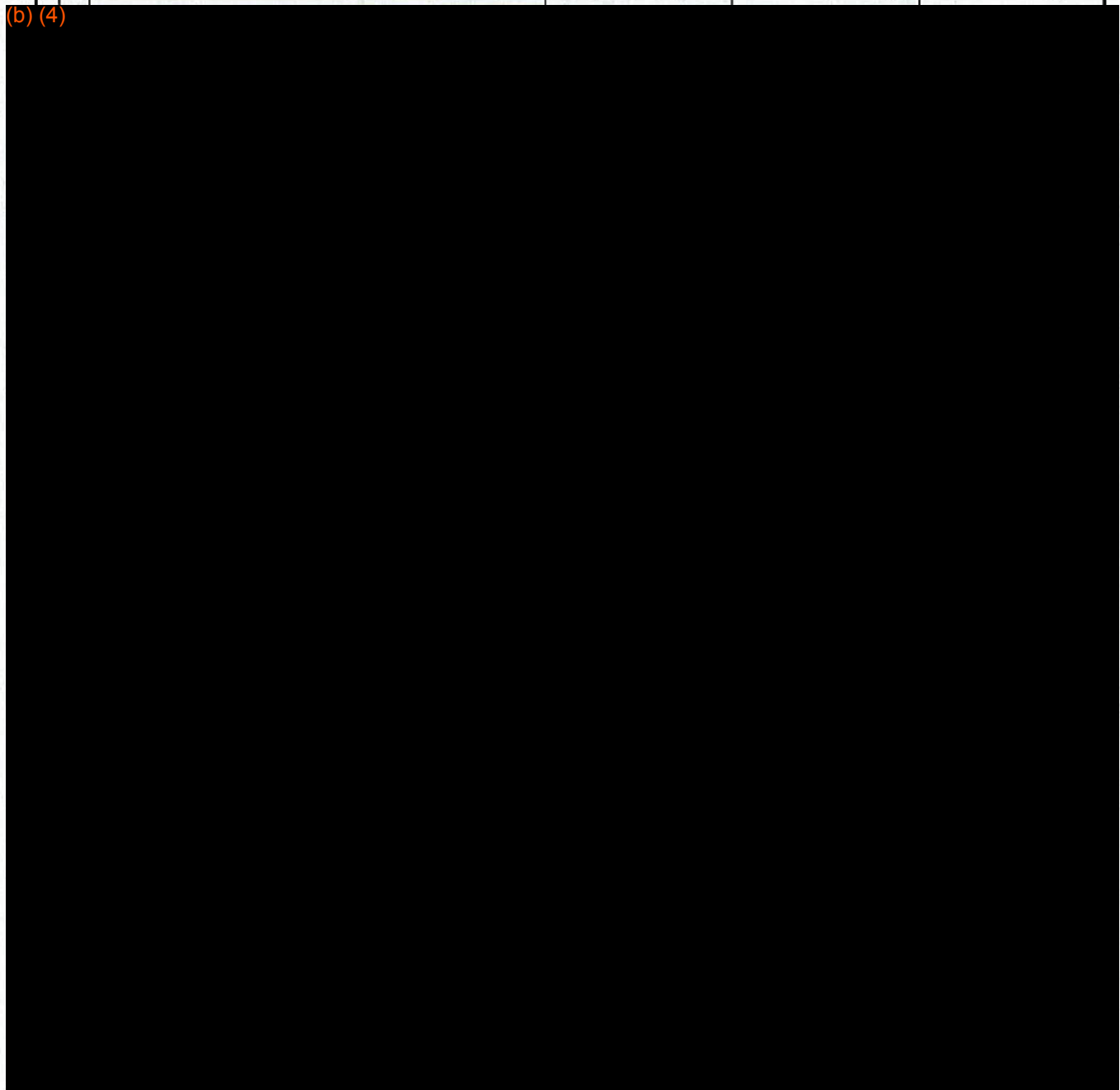
Rider #1
RLP 9VA2442

Initials: 
LESSOR & GOV'T

EXHIBIT P

	GENERAL SERVICE ADMINISTRATION Public Building Service Lessors Annual Cost Statements IMPORTANT - Read attached "Instructions"	1. SOLICITATION FOR OFFERS 9VA2442	2. STATEMENT DATE June 25, 2014
	W131 - 201 12th Street Arlington, VA 22202-5406	3. RENTABLE AREA (SQ. FT.)	3A. ENTIRE BUILDING 342,470 3B. LEASED BY GOVT 6,330

(b) (4)



FORM 1217 - EXPANSION SPACE

LESSOR

GOVT